073.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,600 / 672,600
					USE VALUE:	672,600 / 672,600
					ASSESSED:	672,600 / 672,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOUTCHKINE ALEXEI
Owner 2:	MERKULOVA MARIA
Owner 3:	
Street 1:	8 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BALDINI VERA -
Owner 2:	-
Street 1:	8 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Brick Veneer Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6860.000	234,500		438,100	672,600
Total Card	0.157	234,500		438,100	672,600
Total Parcel	0.157	234,500		438,100	672,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.06 | /Parcel: 479.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45953

GIS Ref

GIS Ref

Insp Date 11/29/18

!6117!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	234,500	0	6,860.	438,100	672,600		Year end	12/23/2021
2021	101	FV	226,400	0	6,860.	438,100	664,500		Year End Roll	12/10/2020
2020	101	FV	226,300	0	6,860.	438,100	664,400	664,400	Year End Roll	12/18/2019
2019	101	FV	200,400	0	6,860.	406,800	607,200	607,200	Year End Roll	1/3/2019
2018	101	FV	200,400	0	6,860.	406,800	607,200	607,200	Year End Roll	12/20/2017
2017	101	FV	200,400	0	6,860.	356,700	557,100	557,100	Year End Roll	1/3/2017
2016	101	FV	200,400	0	6,860.	325,400	525,800	525,800	Year End	1/4/2016
2015	101	FV	188,100	0	6,860.	287,900	476,000	476,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:20:54

LAST REV

Date	Time
09/26/19	08:46:31
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6117

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALDINI VERA	49564-212		6/6/2007		410,000	No	No		
	7444-598		5/1/1981			No	No		N

USER DEFINED

Prior Id # 1:	45953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2011	1250	Manual	3,200					new steps
12/7/2010	2369	Redo Bat	1,000					TILE BATH
11/23/2010	2341	Manual	5,000					EXTRA WORK
9/29/2010	2068	Dormers	18,000					2 A FRAME DORMERS
9/25/2007	853	Manual	800					install new kitche
9/14/2004	868	Re-Roof	5,450					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	Meas/Inspect	DGM	D Mann
10/30/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
8/6/2007	MLS	HC	Helen Chinal
10/6/1999	Meas/Inspect	243	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6860		Sq. Ft.	Site		0	70.	0.91	12									438,062						438,100	

Total AC/HA:	0.15748	Total SF/SM:	6860	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,062	Spl Credit		Total:	438,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.02989697
Adj $ / SQ:	152.940
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339832
Depreciation:	105348
Depreciated Total:	234484

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

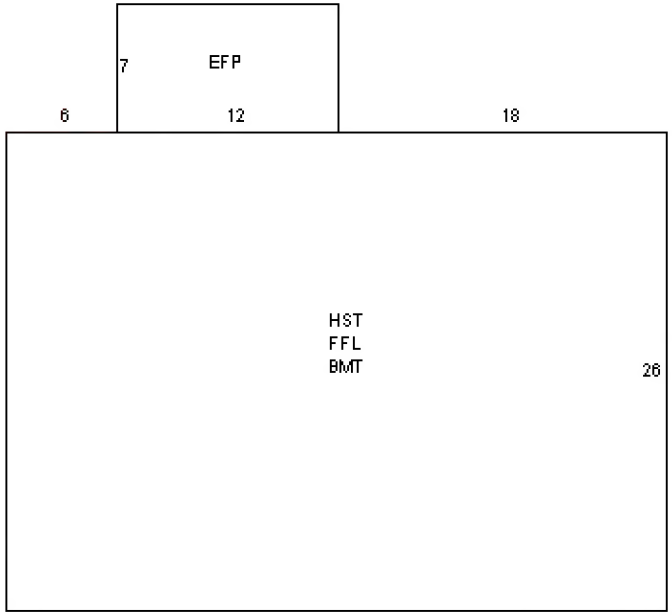
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.94
Special Features:	0	Val/Su Net:	96.74
Final Total:	234500	Val/Su SzAd	167.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	45.880	42,945
FFL	First Floor	936	152.940	143,152
HST	Half Story	468	152.940	71,576
EFP	Enclos Porch	84	61.420	5,159

Net Sketched Area:	2,424			Total:	262,832
Size Ad	1404	Gross Area	2892	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X6	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	